

20200624000258820
06/24/2020 11:48:55 AM

Send tax notice to:
CHARLES HUGHES
5101 STRATFORD ROAD
BIRMINGHAM, AL, 35242

DEEDS 1/2
This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2020408

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Six Thousand Five Hundred and 00/100 Dollars (\$376,500.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **AARON KEITH GAMMON and LESLIE MARTIN GAMMON, HUSBAND AND WIFE** whose mailing address is: 217 Hummingbird Way, Gadsden AL 35906 (hereinafter referred to as "Grantors") by **CHARLES HUGHES and PAIGE HUGHES** whose property address is: **5101 STRATFORD ROAD, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Meadow Brook, Sector 13, as recorded in Map Book 9, Page 34, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Such state of facts as recorded on plat of Meadow Brook, 13th Sector, as recorded in Map Book 9, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.
3. Subject to covenants, conditions and restrictions as set forth in the document recorded in Real Volume 5, Page 399 and Real Volume 7, Page 825, in the Probate Office of Shelby County, Alabama.
4. Title to all oil, gas and minerals within and underlying the premises, together with all oil and mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 40, Page 265 and Volume 32, Page 306, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to Alabama Power Company as set forth in Real Volume 12, Page 685, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Real Volume 7, Page 822, in the Office of the Judge of Probate of Shelby County, Alabama.

\$320,025.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19 day of June, 2020.

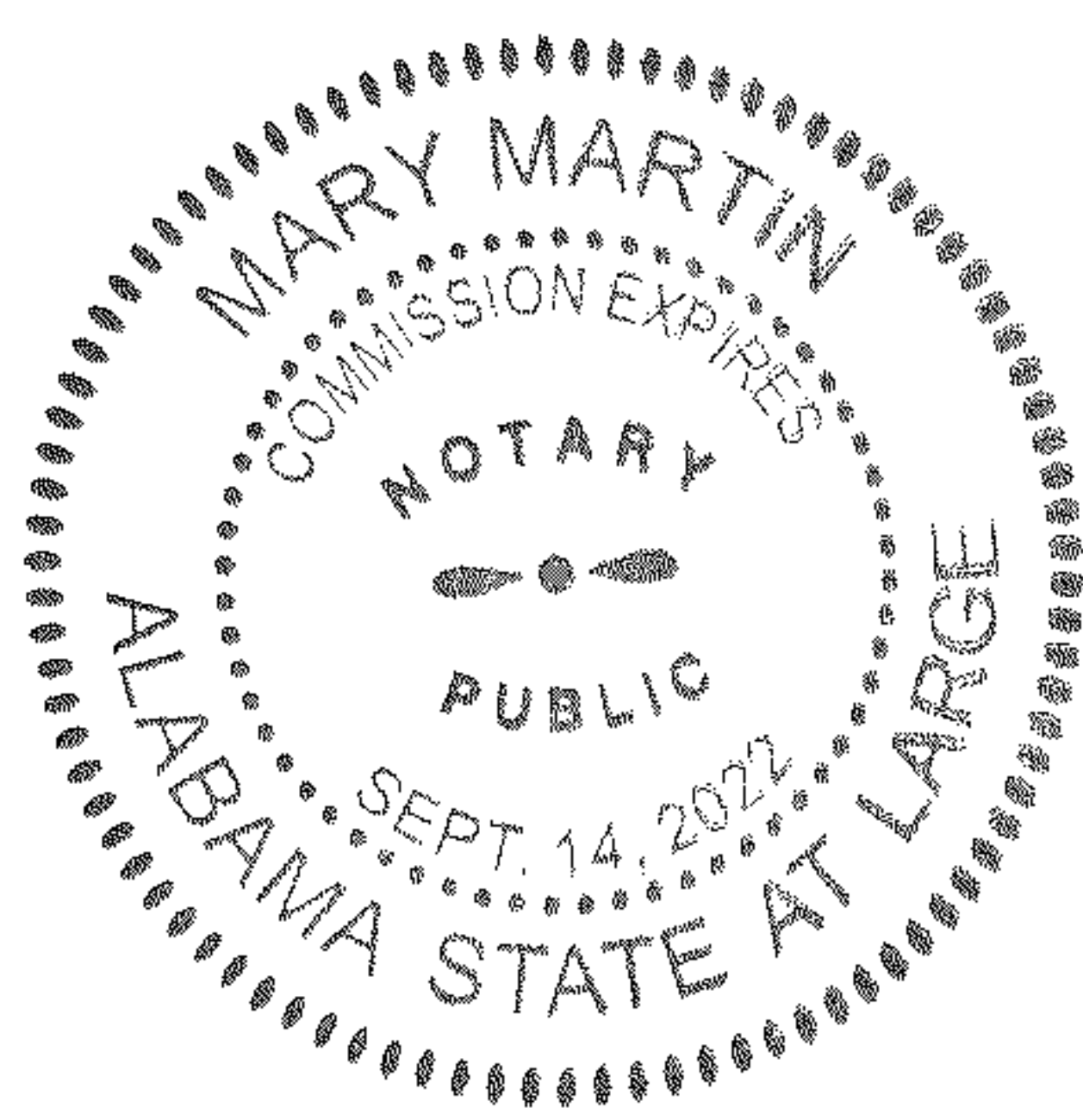
Aaron Keith Gammon
AARON KEITH GAMMON

Leslie Martin Gammon
LESLIE MARTIN GAMMON

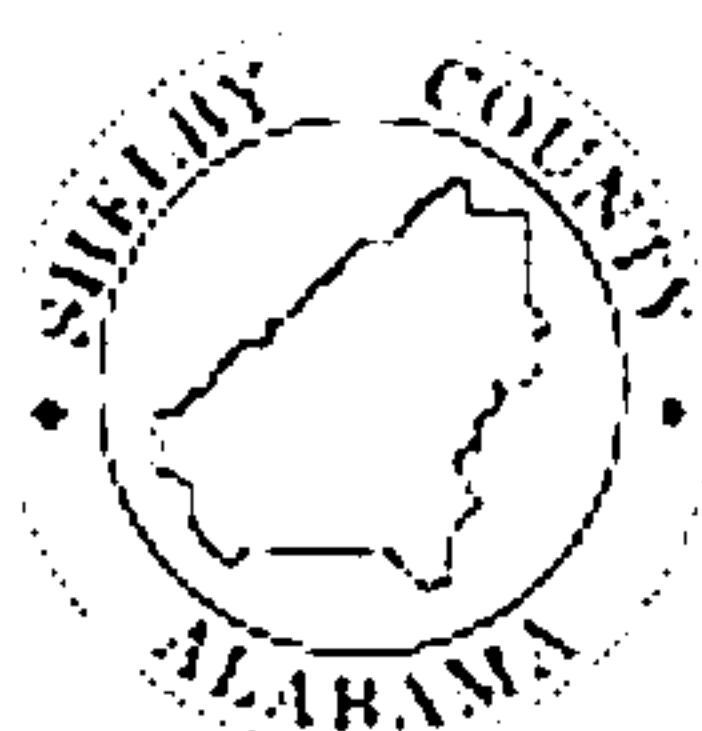
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that AARON KEITH GAMMON and LESLIE MARTIN GAMMON whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19 day of June, 2020.



Mary Martin
Notary Public
Print Name:
Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2020 11:48:55 AM
\$81.50 CHARITY
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Alicia S. Bayl